

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 13, 2013

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Steve Petersen, Commissioner
Karen Plummer, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Commissioner Petersen recused himself from the meeting at 7:02 PM.

Old Business

ARC 13-01: 250 Coolidge Avenue – Public Hearing

Owner: Dean Pipes
250 Coolidge Avenue
Barrington, IL 60010

Architect: Sarah Petersen
523 S. Cook Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new detached garage. The existing detached garage is non-contributing and will be demolished. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Commissioner Kozak said he liked the changes.

Chairperson O'Donnell noted that there was no public present to comment.

A motion was made by Commissioner Plummer and seconded by Commissioner Geissler to approve ARC 13-01 a Certificate of Appropriateness for construction of a new detached garage and demolition of the old non-contributing detached garage.

Roll Call Vote: Commissioner Petersen, recused; Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 13-13: 609 S. Cook Street – Preliminary Review

Owner: Lynee Alves/Michael Medina
609 S. Cook Street
Barrington, IL 60010

Architect: Sarah Petersen
523 S. Cook Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness to reconstruct the existing front porch and add a new rear porch. The Petitioner is also proposing to remove the entrance door on the south elevation. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Sarah Petersen, architect for the petitioner, said 609 S. Cook Street is a contributing structure that had been altered over time. She has a photo from when the addition was added to the back. They want to remove the front porch and expand it by a couple of feet and improve the railing and the stairs, but keep the same look. There is a small porch and door to the kitchen, not original to the house, that they would like to remove and in put a new entrance. They would also like to remove

the deck and improve it with a back porch with details matching the front porch. In the future they would like to add a mud room to the southwest corner of the porch.

Vice-Chairperson Coath asked if the new front porch would have a new foundation.

Ms. Petersen answered that it would have a new foundation, new roof, new columns, and new balusters. They will do a perimeter foundation and face it in brick. They don't want a wood skirt because they want to keep out the animals.

Vice Chairperson Coath said that 95% of antique porches would have wood skirts.

Ms. Petersen said they do not want the wood skirt because of maintenance and they want to keep animals out.

Ms. Alves said she is okay with wood skirting if that is what the Commission wants.

Commissioner Kozak is curious as to what was original.

Ms. Petersen said the porch had been substantially altered. There is no wood left on it. They added 16 feet on back of the house with the last addition. The petitioner would like to add brick to the base of the house, probably thin brick.

Commissioner Kozak said he is not familiar with brick skirting under a porch.

Vice-Chairperson Coath said it is very rare. They will have to be careful with Z brick because it looks new, it has no irregularities.

Commissioner Kozak said he would recommend wood skirting and to not cover up the foundation.

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ARC 13-14: 1355 S. Barrington Road – Final Approval

Petitioner: Life Storage
777 Lake Zurich Road
Barrington, IL 60010

Owner: HNH Barrington Partners
43 Ravenscraig Lane
Inverness, IL 60067

Architect: Sullivan, Goulette & Wilson
350 W Hubbard Street
Chicago, IL 60654

The Petitioner is seeking a Certificate of Approval for exterior alterations to the existing façade at 1455 South Barrington Road. The changes will come as part of the planned development amendment to ordinance #2346 to allow for a Life Storage, self-storage and office facility, on the site. The Petitioner seeks to add windows to the west, north and south elevations, garage doors in the existing openings, and a man door on the east and west elevations in the garage. The property is zoned B-1 General Business Service District.

Commissioner Petersen reentered the meeting on 7:25 p.m.

Mr. Bob Best, of K & L Gates, introduced Richard Honquest as the previous owner of the property. He has signed a contract to sell it to LSC Development. Also in attendance were Jean Jodoin, co-owner LSC Development, Steve Osborne, builder, and Mark Sullivan, architect.

Mr. Mark Sullivan presented the project. It was built in the mid-70s and had two additions since then. They would like to work with what is there. The east side of the building is the business end and on the south side there is a two-story precast structure with parking underneath.

Mr. Jean Jodoin, Life Storage, said they provide incubator entrepreneurial space to businesses. They offer office suites, conference rooms, and flexible storage and warehousing for businesses. They will have a retail office in the front of the building with the same entrance, a retail space of 2,000 square feet, a fireplace, a sitting area, a Starbucks, business areas, and indoor climate-controlled storage.

Mr. Mark Sullivan said they will provide office suites on the west side of the building. They are trying to work with the existing building. The only visible change to the existing façade is the addition of windows on the west and north sides of the building. They intend to harvest the brick and reuse it. They want to enclose the drive-through. On the south elevation, they would like to put in an aluminum window frame and white milk glass that will let in light without letting the outside see in. They would like to change as little as possible.

Commissioner Kozak said he is happy with the use.

Commissioner Geissler asked if there are any issues with parking.

Mr. Jodoin said they actually have more parking than we will need.

Mr. Kramer said with the new use, they will be about 5 or 6 spaces under what the code requires and he does not believe this will be a problem.

Chairperson O'Donnell said he is pleased with 777 Lake Zurich building, so he feels this will also be a great project.

Commissioner Petersen asked if they are matching the aluminum and existing glass, is it appropriate to have white glass on the south elevation? He recommends that they explore some

other type of glass; he thinks the white glass will look odd. He asked that they bring in a sample of the glass they want to use.

A motion was made by Commissioner Kozak and seconded by Commissioner Petersen to approve ARC 13-14 a Certificate of Approval for exterior alterations to the existing façade at 1455 South Barrington Road, a planned development amendment to ordinance #2346 to allow for a Life Storage, self-storage and office facility, on the site. The Petitioner seeks to add windows to the west, north, and south elevations, garage doors in the existing openings, and a man door on the east and west elevations in the garage. They will match the existing glass; if there is a change, they will bring in sample.

Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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Planners Report

This will go to the Plan Commission on June 25th to amend the planned development on the property to allow for a mini warehouse.

Approval of Minutes

May 23, 2013

Commissioner Plummer made a motion to approve the May 23, 2013 meeting minutes, as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Petersen to adjourn the meeting at 8:10 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Chairperson O'Donnell
Architectural Review Commission

Approval Date: June 27, 2013